

DOCUMENT
NO. 5144
ADOPTED 3/9/89

DRAFT

BOSTON RESIDENTS CONSTRUCTION EMPLOYMENT PLAN

FOR

LONGWOOD MEDICAL RESEARCH CENTER

221 LONGWOOD AVENUE

BOSTON, MA 02115

WHEREAS, The Brigham and Women's Hospital, Inc., (the "Developer") and the Boston Redevelopment Authority (the "Authority") intend to bring the construction employment benefits of the Project, as hereinafter defined, to residents of the City of Boston, minorities, and women:

WHEREAS, the Boston Employment Commission, established by Chapter 12 of the Ordinances of 1986 as amended by Chapter 17 of the Ordinances of 1986 (collectively the "Ordinance") passed by the Boston City Council on July 30, 1986 and August 12, 1986 and signed by the Mayor of the City of Boston, a copy of which is annexed hereto as Exhibit A and incorporated herein by this reference, is responsible for making determinations of compliance with regard to the Boston Residents Construction Employment Standards.

NOW, THEREFORE, the Developer, the Authority, the Commission and Office of Jobs and Community Services (OJCS) agree that the approved construction employment plan (this "Plan") for the Project is as follows:

Section I: DEFINITIONS

As used in this Plan, the following terms shall have the meanings set forth below. Capitalized terms used in this Plan without definition which are defined in the Ordinance shall have the meanings ascribed to them in the Ordinance.

- 1.1 Boston Residents Construction Employment Standards: The standards established under said Ordinance and said July 12, 1985 Executive Order, specifically,
 - (1) at least 50 percent of the total employee work-hours in each trade shall be by bona fide Boston Residents;
 - (2) at least 25 percent of the total employee work-hours in each trade shall be by minorities;
 - (3) at least 10 percent of the total employees work-hours in each trade shall be by women.
- 1.2 Contractor: General contractor(s) for the Project engaged from time to time by the Developer, and where the context requires any subcontractor thereto.

- 1.3 Days: For purposes of this Plan, the word "days" shall mean business days.
- 1.4 On-Site Monitor: an individual employed by the Contractor whose primary responsibility will be to serve as compliance officer on-site and on a daily basis for the purpose of pursuing the Boston Residents Construction Employment Standards on the construction site. The phrase "On-Site Monitor" shall also include the individual designated by each subcontractor to serve as compliance officer on-site for the purpose of pursuing the Boston Residents Employment Construction Standards on the construction site.
- 1.5 Project: The construction of a medical research building called the Longwood Medical Research Center, containing approximately 99,659 square feet of gross floor area on a parcel of land at 221 Longwood Avenue, Boston, MA.

Section II: GENERAL REQUIREMENTS

- 2.0 Developer shall use Best Efforts to ensure that the Boston Residents Construction Employment Standards are met by its Contractor in constructing the Project.
- 2.1 The Developer shall designate an individual who shall have among his or her primary responsibilities the purpose of managing compliance with the Boston Residents Construction Employment Standards.
- 2.2 The Developer shall incorporate into its construction contract with Contractor and shall require Contractor to incorporate into each of its subcontracts provisions requiring that Contractor and each subcontractor engaged in construction in connection with the Project comply with this Plan. The incorporation by reference of this Plan into any such construction contract or subcontract shall satisfy such obligation.
- 2.3 The Developer shall require that the Contractor designate an On-Site Monitor and that each subcontractor designate an individual to serve as compliance officer for the purpose of pursuing the Boston Residents Construction Employment Standards.
- 2.4 Documentation of the Developer's compliance herewith shall be maintained by the Developer. Documentation of the Contractor's compliance herewith shall be maintained by the Developer and On-Site Monitor. The Developer shall provide copies of such documentation to QJCS as required herein or as requested from time to time by the Authority, QJCS or the Commission.
- 2.5 The Developer shall cause the Contractor to prepare a projection of work force needs over the course of construction of the Project and to complete the Projected Work Force Form attached hereto as Exhibit

B and incorporated herein by this reference. Contractor shall update such projection periodically during the course of construction of the Project, but not less frequently than quarterly, and submit such projection to QJCS two weeks prior to the start of a quarter or two weeks prior to the date of a subcontractor's start of construction. Contractor shall cause all subcontractors to submit projections of workforce needs according to the provisions of this Section.

- 2.6 The Commission shall make determinations as to compliance by Developer and Contractor with the Boston Residents Construction Employment Standards at time intervals as set out in one of the following two schedules, whichever allows for more frequent determinations:

- (1) When the Project is 25, 50, 75 and 100 percent complete, or,
- (2) Every three months from the date of commencement of construction of the Project.

"Percent complete" shall be measured by the percentage of the total worker hours expected to be worked on the Project as set forth on the Projected Work Force Form submitted pursuant to paragraph 2.5.

- 2.7 The Developer shall maintain, and shall cause Contractor to maintain, records necessary to ascertain compliance with this Plan for one (1) year after the issuance of a Certificate of Occupancy for the shell and core of the Project.
- 2.8 The Developer shall meet with the Contractor no less frequently than weekly throughout the period of construction of the Project to review the Contractor's compliance with this Plan and the Boston Residents Construction Employment Standards. The Developer shall record and maintain minutes of such meetings, indicating the substance and details of any discussions concerning the Boston Residents Construction Employment Standards, and forward copies thereof to QJCS within ten (10) calendar days of such meetings.

Section III: PROCEDURES

- 3.0 The Developer shall furnish to the Authority and QJCS the names, titles, business addresses and telephone numbers of the persons designated as the On-Site Monitors.
- 3.1 Prior to the start of construction, the Developer and the Contractor shall meet with representatives of QJCS for the purpose of discussing and agreeing upon the methods and procedures for the implementation of the provisions of this Plan.

- 3.2 Within one month of the anticipated date of the start of construction, the Contractor and each subcontractor to the Contractor then selected, if any, shall meet with appropriate representatives of the construction trades unions, QJCS, and the Authority for the purpose of reviewing the Boston Residents Construction Employment Standards and the estimated employment requirements for construction of the Project. Such a meeting shall be held with all future contractors and subcontractors, if any, within thirty days prior to the date such contractor or subcontractor begins work.
- 3.3 Within three (3) days after the employment or assignment of a worker to work on the Project, the Contractor and each subcontractor will obtain from such worker a valid driver's license, utility bill, current lease or deed for personal dwelling, voter registration, or any other verification of residency along with a completed and signed Residency Verification Form in the form attached hereto as Exhibit C. The Residency Verification Form shall be submitted to QJCS together with the first Weekly Utilization Report on which such worker's employment is first reported. If the Contractor or the subcontractor shall have requested a worker to complete such Residency Verification Form and the worker shall submit a statement on a Residency Verification Form that the worker has been requested to complete and sign such form but has refused.
- 3.4 One week following the commencement of construction of the Project and each week thereafter until such work is completed the On-Site Monitor shall obtain from each subcontractor and submit to QJCS for the week just ended Weekly Utilization Reports in the form attached hereto as Exhibit D. In lieu of submitting the form attached hereto, the On-Site Monitor, upon prior approval of QJCS, may obtain and submit completed payroll records containing the same information as is required on the form attached hereto as Exhibit D.
- 3.5 All persons applying directly to the Contractor or any subcontractor for employment in construction of the Project who are not hired by the person to whom application for employment is made shall be referred by such person to QJCS. The On-Site Monitor shall forward in writing to QJCS, within two business days of receipt thereof, the names, home addresses and telephone numbers of all persons applying directly to the Contractor or any subcontractor for employment in construction of the Project who are not hired by the person to whom application for employment is made. The On-Site Monitor shall keep a written record of all referrals made to QJCS pursuant to this paragraph 3.5, of any person who was referred to the Contractor or any subcontractor by QJCS but was not hired, and the reasons why any person so referred was not hired. It shall be a sufficient reason for failure to hire any person so applying or referred that employment of such person would not comply with any

union security clauses contained in any applicable collective bargaining agreements to which construction of the Project is subject.

- 3.6 Each request for qualified construction workers made by the Contractor or any subcontractor to a union hiring hall, business agent, shop steward, or contractor's association shall contain a recitation of the Boston Residents Construction Employment Standards in the Form attached hereto as Exhibit E and a request that referrals for construction positions be referred in the same proportion as such Boston Residents Construction Employment Standards; provided, however, that if at the time of any such labor request the requesting party's work force composition falls short of the Boston Residents Construction Employment Standards in any one or more categories, such labor request shall seek referrals in such proportion among such categories as would be necessary to more fully achieve the proportions set forth in the Boston Residents Construction Employment Standards. In the event that the union hiring hall, business agent or contractor's association to whom or which such a request has been made fails to fully comply with such request, the requesting party's On-Site Monitor shall seek written confirmation from the union hiring hall, business agent, or contractor's association. Copies of any confirmation so obtained shall be submitted within two days to QJCS. Copies of any request for qualified workers made at a time that the requesting party's workforce composition falls short of any one or more of the Boston Residents Construction Employment Standards shall be forwarded contemporaneously to the Skills Bank.
- 3.7 Representatives of QJCS shall visit periodically the site of the Project during normal working hours for a duration of time necessary in order to verify the information in the Weekly Utilization Reports, Residency Verification Forms, or other documentation submitted by the Contractor or the Developer. Such representatives shall comply with all safety and site control requirements imposed by the Contractor.

Section IV: DETERMINATION OF COMPLIANCE

- 4.0 Failure by the Developer or the Contractor, as the case may be, as determined by the Commission at the determination intervals set forth in paragraph 2.5 hereof, (i) to comply with the Boston Residents Construction Employment Standards, (ii) to comply with this Plan, or (iii) to use Best Efforts in attempting to comply with the Boston Residents Construction Employment Standards, shall constitute non-compliance herewith. A finding of non-compliance by the Commission shall not be reviewed by the Authority. The Authority shall hold a public hearing to review any recommendation received from the public hearing to review any

recommendations received from the Commission that the Authority impose sanctions for such non-compliance.

Section V: SANCTIONS

- 5.0 Pursuant to and in accordance with the Ordinance, the Developer shall deposit into the escrow fund established by the Commission pursuant to the Ordinance an amount equal to one tenth of one percent (0.1%) of the total cost of construction as stated in the building permit application for the Project. Such deposit shall be made upon the issuance of a building permit for the Project. Such deposit shall secure the obligation of the Developer to pay, or cause the contractor to pay, any fines recommended by the Commission by reason of the non-compliance herewith of the Developer or Contractor, as the case may be, and shall be held until the Commission has issued a Certificate of Compliance indicating that the Developer and Contractor has complied with this Plan or have satisfied any fines recommended by the Commission.
- 5.1 All fines recommended by the Commission in accordance with the Ordinance shall be deemed imposed upon the Developer by the Authority in its capacity as the contracting agency within the meaning of the Ordinance.
- 5.2 The Developer and the Contractor shall be subject to such sanctions as are authorized by the Ordinance.

Section VI: MISCELLANEOUS

- 6.0 The provisions of this Plan are severable, and if any shall be held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.
- 6.1 This Plan shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.
- 6.2 All notices required or permitted to be given under this Plan shall be in writing signed by duly authorized officers, and shall be deemed delivered if mailed, postage prepaid, by registered or certified mail, return receipt requested, or delivered by hand to the principal office of the party to which it is directed, which is as follows unless otherwise designated by written notice to the other party:

Developer: The Brigham and Women's Hospital, Inc.
75 Francis Street
Boston, MA 02115
Attention: Vice President, Administrative Services

Authority: Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attention: Director's Office

Commission: Boston Employment Commission
15 Beacon Street
Boston, MA
Attention: Executive Director

OJCS: Mayor's Office of Jobs and Community Services
15 Beacon Street
Boston, MA
Attention: Director

- 6.3 Section titles of this Plan are for convenience of reference only and shall be disregarded in construing any provision hereof.
- 6.4 The provisions of this Plan shall be binding upon, and shall inure to the benefit of, the successors and assigns of the Authority, the Commission and OJCS and the successor owners of the Project.
- 6.5 In the case of any inconsistency between the provisions of this Plan and of the Ordinance, or of the provisions of any rules or regulations which may be adopted by the commission pursuant to the Ordinance, the provisions of the Ordinance, or of such rules or regulations, shall govern.

In WITNESS WHEREOF, the undersigned have caused this Plan to be executed and delivered on this _____ day of _____

THE BRIGHAM AND WOMEN'S HOSPITAL, INC.

By _____
Nicholas J. Johnson, Vice President

BOSTON REDEVELOPMENT AUTHORITY

By _____
Stephen Coyle, Director

BOSTON EMPLOYMENT COMMISSION

By _____
Kristen McCormack, Executive Director

MAYOR'S OFFICE OF JOBS AND COMMUNITY
SERVICES

By _____
Kristen McCormack, Director

APPROVED AS TO FORM:

Chief General Counsel

Rackemann, Sawyer & Brewster
Counsel for BWH

MEMORANDUM

MARCH 9, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
RICHARD GARVER, ASSISTANT DIRECTOR FOR SPECIAL
PROJECTS
LAURENCE KOFF, COORDINATOR FOR INSTITUTIONAL
PLANNING

SUBJECT: ZONING APPEAL: BRIGHAM AND WOMEN'S HOSPITAL
LONGWOOD MEDICAL RESEARCH CENTER

**EXECUTIVE
SUMMARY:**

Brigham and Women's Hospital proposes to demolish the 58,400 sq.ft. Nurses' Wing of the former Boston Lying In Hospital located at 221 Longwood Avenue and replace it with a 99,659 sq.ft., 68 foot high medical research building. Scientific research and the keeping of laboratory animals are conditional uses. The new structure will not exceed the current yard dimensional non-conformity, as a footprint similar to the existing building is proposed. While the project is below the threshold requiring linkage payments and a DIPP agreement, the hospital has voluntarily agreed to enter into a Boston Residents Construction Employment Plan. It has also agreed to consider the inclusion of the square footage of the present project in the linkage calculation of future projects.

The project has had extensive community review, including a special Mission Hill/Fenway community meeting convened by the Mayor's Office of Neighborhood Services. Fenway and Mission Hill PZAC's have recently been established and have not completed their review of the project. The MONS has therefore requested that the matter be deferred to allow additional community review.

On August 26, 1988 Brigham and Women's Hospital (BWH) submitted a Project Notification Form on the Longwood Medical Research Center. Issues of concern to the staff were subsequently scoped dealing with transportation, design, and environment. In addition, Brigham and Women's Hospital was requested to prepare a draft master plan. The project was not subject to MEPA review.

The proposed project will contain 99,659 FAR square feet and will cost an estimated \$22M. Because of the demolition of the vacant Nurse's Wing, a net addition of 44,000 square feet of space is proposed. The new structure will be six stories above the Longwood Avenue grade; its height and massing will be

comparable to the main building of the original Boston Lying-In Campus. The design and materials of the exterior wall will approximate the scale and detail of the Richardson House wing and the Main Building complex of the BLI. The open space court yard will be enlarged and improved with the elimination of some utility structures. A new 2-bay service dock will be provided at the rear of the complex. Parking for 66 cars to meet the demand generated by the additional increase of research space will be provided both at a small lot located at the front of the building as well as at a 70-car lot leased from the Massachusetts College of Art located at Huntington Avenue.

The Longwood Medical Research Center project has undergone a comprehensive assessment of the development review components. An access plan has been prepared and was submitted to the City Transportation Department in July, 1988. The City's review of the plan indicated that the impact of the proposed project would be relatively minor. BWH has nevertheless proposed a number of measures to mitigate the project's impacts which are quite substantial, including institution of a 25% MBTA pass subsidy and allocation of spaces in the courtyard to visitors rather than staff. BWH has also agreed to carry out as part of its master plan the completion of a hospital wide transportation plan.

Urban design issues have been addressed in the development of schematic plans which the staff now supports. Furthermore, the replacement of the Nurse's Wing building has been discussed with the Boston Landmarks Commission staff, which has supported BRA staff efforts to improve the appearance of the facade and courtyard.

Although the project is below the square foot requirement establishing obligations under the Linkage Articles of the Zoning Code, the Hospital has voluntarily agreed in the enclosed letter:

1. to execute a Boston Residents Construction Employment Plan;
2. to consider the inclusion of the square footage of the present project in the linkage calculation of future projects which are included in an approved Master Plan.

Brigham and Women's Hospital has prepared a draft master plan which addresses issues of concern to the Authority and community. Included in the draft plan are various public benefits of the hospital, including a listing of its participation in numerous job training programs which benefit the adjacent English and Boston Latin High Schools, and the hospital's 6,911 employees, 44% of whom are Boston residents, and 22% of whom are minorities.

A community meeting sponsored by MASCO and the Mayor's Office of Neighborhood Services was held for the project at the Massachusetts College of Art Tower building on November 3rd. The meeting was well attended and no objections to the project proceeding were raised. (A copy of the meeting summary is attached). Since the November 3 meeting, the Mayor's Office of Neighborhood Services has established PZAC's in both the Mission Hill and Fenway neighborhood. The PZAC's have formed a Joint Committee to review Longwood projects. Brigham and Women's Hospital was asked to present its

City of Boston

project to the Joint Committee on March 1, to the Mission Hill PZAC on March 7, and to the Fenway PZAC on March 8. Because this review process has not been completed, the Director of the Mayor's Office of Neighborhood Services has requested that the matter be deferred. The next meeting of the Joint Committee, at which the project can be further discussed, is March 15. In view of Mr. Gillis' request, it is proposed that the Board recommend that the project be deferred to allow further community review.

An appropriate vote follows:

VOTED: In reference to Petition Z-12478. The Brigham and Women's Hospital, Inc., 221 Longwood Avenue, Boston, for two conditional uses and for variances to erect a six-story medical research structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral to allow further community review.



CITY OF BOSTON

IN THE YEAR NINETEEN HUNDRED AND

AN ORDINANCE

AMENDING THE BOSTON EMPLOYMENT COMMISSION

Be it ordained by the City Council of Boston, in accordance with the provisions of Massachusetts General Laws Chapter 43B, Section 13, and any other applicable law, as follows: .

1. SECTION ONE: The Ordinance establishing the Boston Employment
2. Commission is hereby amended in section one (v) by striking the last
3. sentence as it appears and inserting the following in place thereof
4. "If the construction of a the Covered Project is subject to any union
5. collective bargaining agreements, it shall be required that the employee
6. complies with any lawful union security clauses contained in such agreement."
7. SECTION TWO: This Ordinance shall take effect upon passage.

8.

9.

10.

11.

12.

In City Council September 10, 1986. Passed.

13. Approved by the Mayor September 26, 1986.

14.

Attest:

15.

16.

City Clerk

17.

18.

19.

20.

EXHIBIT 8

[illegible]

END:

SUBCONTRACTOR _____
 ADDRESS _____
 CONTACT _____
 PHONE _____

EDS ID#:

PRE-CONSTRUCTION MEETING DATE: _____

NOTED FOR THE RECORD:

[illegible]

NOTES:

EXHIBIT C

MAYOR'S OFFICE OF JOBS AND COMMUNITY SERVICES
Compliance and Enforcement Division

RESIDENCY VERIFICATION FORM

Project: _____

Contractor or
Subcontractor: _____

To be completed by Employee:

Name of Employee: _____

Employee's Residential
Address: _____

I hereby state under the pains and penalties of perjury that the foregoing
information is true.

Signature
of Employee: _____

Date: _____

To be completed by Contractor or Subcontractor:

The foregoing information was verified by the following:

Driver's License	_____
Utility Bill	_____
Rent Receipt	_____
Return Mail	_____
Receipt	_____
Other	_____
(Please specify)	_____

The foregoing information was not verified: _____

Signature of Contractor
or Subcontractor: _____

Date: _____

PLEASE INCLUDE A COPY OF ONE OF THE ABOVE DOCUMENTS AS PROOF OF RESIDENCY

WEEKLY UTILIZATION REPORT

COMPLIANCE AND ENFORCEMENT DIVISION
43 Hawkins Street Boston MA 021

WEEK OF: _____ TO: _____

AWARD DEPT. _____ PERCENT COMPLETED _____ PROJECT DATE OF COMPLETION _____

NAME OF CONTRACTOR () OR SUBCONTRACTOR ()

ADDRESS _____

TEL. NUMBER _____

PROJECT AND LOCATION _____

PROJECT OR CONTRACT # _____

GENERAL CONTRACTOR FOR PROJECT _____

NOTE:
REPORTS TO BE SUBMITTED BY
TUESDAY FOLLOWING CURRENT
ENDED WORK WEEK.

R.M. _____
C.M. _____
M.I.S. _____

DATE RECEIVED
BY JCS: _____

- CODES:
1 Caucasian
2 Black
3 Hispanic
4 Asian
5 Other
(Specify)

Name	Address	Sex M/F	Work- Classification	Ethnic- ity (See Codes)	HOURS WORKED EACH DAY							Total Hours	Rate of Pay	Gross Earned	FICA	With- holding Tax	State With- holding	Union	Total	Net Wages Paid for Week
					OT	S	M	T	W	TH	F	S								
1 SSN																				
2 SSN																				
3 SSN																				
4 SSN																				
5 SSN																				
6 SSN																				
7 SSN																				

NAME & TITLE _____ OCCUPATION _____ DATE _____

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION SEE SECTION 1001 OF TITLE 10 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

TALLY	TOTAL	RESIDENT	MINORITY	FEMALE
WORKER HOURS				
WORKER PERCENTAGE				

Only Necessary for Federal Contracts

EXHIBIT E

WORK FORCE REQUEST DOCUMENTATION FORM
FOR UNION HIRES AND TRANSFERRED WORKERS

PROJECT _____

REQUESTOR: _____ DATE REQUESTED: _____

SUBCONTRACTOR: _____ DATE REQUIRED : _____

REQUEST MADE TO: _____
NAME TITLE

LOCAL :: _____

I. REQUESTS TRADE: _____

TOTAL	RESIDENTS	MINORITY	FEMALE

II. REFERRAL(S) FROM UNION HALL

TOTAL	RESIDENTS	MINORITY	FEMALE

DATE REFERRALS RECEIVED: _____

IF ANY WORKERS ARE TRANSFERRED PLEASE DOCUMENT THEIR NAME ,ADDRESS, SEX, ETHNICITY AND SOCIAL SECURITY NUMBER BELOW (ALL WORKERS HIRED FROM THEIR RESPECTIVE UNION HALL REQUIRE THE SAME INFORMATION ATTACHED TO THIS SHEET OR WRITTEN ON THE BACK):

Name

Address

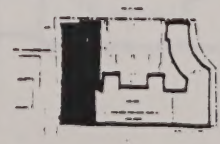
Sex Ethnicity Soc. Sec.#

SECTION 1.000 (10/21/81) 8/18/81

TK&A

TS&MORRIS ASSOCIATES
Architects
London, N.Y.

L.M.R.C.
Brighton & Women's Hospital



AVENUE LOUIS PASTEUR

PROPERTY LINE

RESEARCH BLDG.

MAIN BLDG.

RESEARCH
HALL

PROPOSED
LONKWOOD MEDICAL
RESEARCH BUILDING
(BLDG. HGT. 168')

MASS COLLEGE
OF PHARMACY

PROPERTY LINE

LONKWOOD AVENUE

BLDG. D

PROPOSED SITE PLAN

SEWER
DRAINAGE



PROPOSED
SITE PLAN

CAMPUS MASTERPLAN

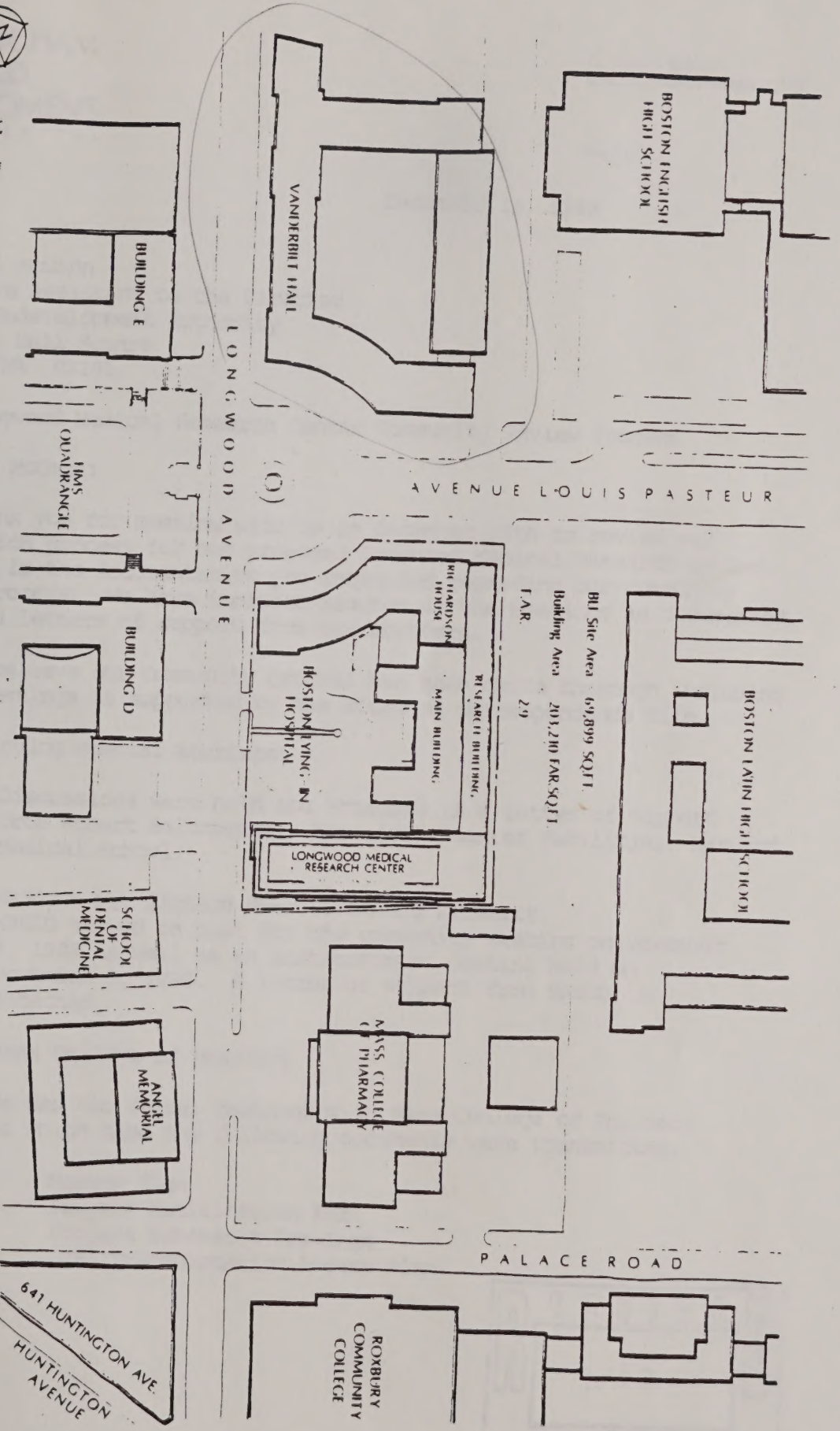
TSOI KOBUS & ASSOCIATES ARCHITECTS

BRIGHAM AND WOMEN'S HOSPITAL

CAMBRIDGE, MA



1" = 100'



BU Site Area 69,899 SQFT
 Building Area 203,210 FAR SQFT
 FAR 2.9

BU SITE PLAN

PRESENT - 1990
 LONGWOOD MEDICAL RESEARCH CENTER



BRIGHAM
AND
WOMEN'S
HOSPITAL

75 Francis Street
Boston, Massachusetts 02115

Phone:

December 16, 1988

Mr. Paul McCann
Executive Assistant to the Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Longwood Medical Research Center Community Review Process

Dear Mr. McCann:

Thank you for meeting with us on December 13th to review our application process for our proposed Longwood Medical Research Center. Attached is the documentation you requested regarding our community review process. We have included minutes of the meetings as documented by us and letters of support from our abutters.

We believe our community process has been quite thorough including direct meetings as supported by the attached correspondence file.

Regarding special abutters:

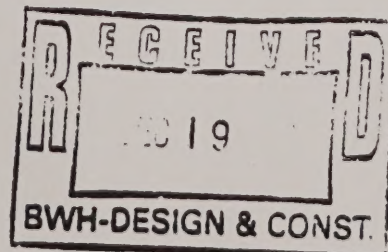
- A. Discussions were held and attached is a letter of support from Robert Saltonstall, Associate Dean of Facilities, Harvard Medical School.
- B. MASCO - Mr. Richard Shea, Planning Director.
MASCO served as host for the community meeting on November 3, 1988 as well as an institutional meeting held on November 8, 1988. A letter of support from MASCO is attached.
- C. Mass College of Pharmacy

We had two formal meetings with Mass College of Pharmacy at which time the following documents were transmitted.

Master Plan
Project Notification Form
Project Schematic Drawings
LMRC Transportation Access Plan



A teaching affiliate of Harvard Medical School



Mr. McCann
Page 2
December 16, 1988

On December 14, 1988 another meeting was held with their representative to review their Master Plan and discuss both our construction plans. We are in the process of working out letters of agreement.

D. Boston English High School
A letter of support is forthcoming.

E. Boston Latin High School
A letter of support is forthcoming.

F. Community Groups

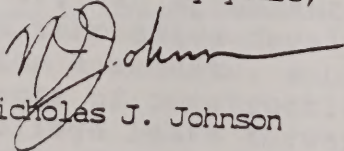
Outline of discussions and Tsoi/Kobus notes attached.
In summary, the community had no objections to the LMRC project, and had some questions on our Master Plan.

We have subsequently discussed the project with Ed Burke and Robert Parks and they do not oppose our project.
A letter from Robert Parks is attached.

Based on the above we believe we have thoroughly completed our responsibilities for community review of this important project. As we discussed we would appreciate approval of this project as soon as possible.

Thank you for your cooperation and if you have any questions please feel free to call.

Very sincerely yours,


Nicholas J. Johnson

NJJ/ab

Enclosures:

cc: L/James Wiczai
Edward Shamon
Richard Kobus

LMRCRP



Massachusetts College of Pharmacy
and Allied Health Sciences

February 8, 1989

Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Room 925
Boston, MA 02201

Re: The Brigham and Women's Hospital, Inc.
221 Longwood Avenue, Boston

Dear Mr. Coyle:

The purpose of this letter is to state that Massachusetts College of Pharmacy does not object to the proposed development by the Brigham and Women's Hospital of the property at 221 Longwood Avenue, Boston. As we understand it, the proposed development includes the demolition of the old nurses' wing and the construction of a new research facility, called the Longwood Medical Research Center.

Since the College is planning a development on its own site adjacent to the Hospital site, the Hospital and the College are working together toward a formal, written agreement with respect to various matters relating to the respective developments -- including, for example, construction easements, substitute parking and mitigation of the effects of construction. Assuming final agreement is reached, the College looks forward to supporting the Hospital's application for the requisite zoning relief before the Zoning Board of Appeal.

We hope that this letter will be helpful to you and to the Boston Redevelopment Authority Board in your review of the Hospital's project.

Sincerely,

William E. Hassan, Ph.D.
Chairman
Board of Trustees

179 Longwood Avenue
Boston, Massachusetts 02115

54860103 Phone Number of Writer (617)



BOSTON PUBLIC SCHOOLS

Boston City Council

David Scondras
District 8
725-4225

January 4, 1989

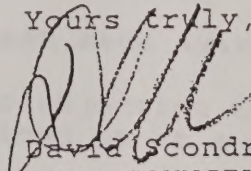
Stephen Coyle
Boston Redevelopment Authority
Boston City Hall
Ninth Floor
Boston, MA 02201

Dear Mr. Coyle:

I am writing in reference to the Longwood Medical Research Center of Brigham and Women's Hospital. My understanding is that the hospital has proposed building a structure on the site of a current building. As structure would be used in the same manner as the present building, I believe it would have little negative impact on the community. Therefore, I have no objection to this project.

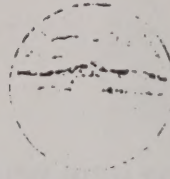
Feel free to contact me if I can provide any additional information.

Yours truly,


David Scondras
CITY COUNCILLOR

DS/das

BOSTON PUBLIC SCHOOLS



BOSTON LATIN SCHOOL
FOUNDED IN 1635

MICHAEL CONTOMPASIS
Headmaster
PAULA M. EDWARDS
Assistant Headmaster
CORNELIA A. KELLEY
Assistant Headmaster

December 19, 1988

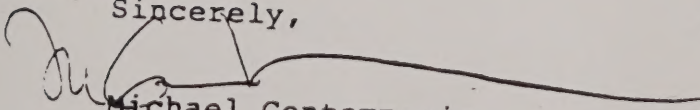
Mr. John McGonagle, Director
Office of Community Health
Brigham and Women's Hospital
75 Francis Street
Boston, MA 02115

Dear Mr. McGonagle:

In regard to your request for approval of the
proposed research building at 221 Longwood Avenue,
I submit the following:

1. I have been made aware of the project.
2. I have no objection to the project as you
have defined it at a previous meeting.

Sincerely,


Michael Contompasis
Head Master

MC/emm

BOSTON PUBLIC SCHOOLS

THE ENGLISH HIGH SCHOOL

Founded 1821

SYDNEY W. SMITH
Headmaster
EDWARD JOYCE
Curriculum & Instruction
MURIEL LEONARD
Student & Community Affairs
SUSAN BURKE
Cluster Program
LIVAUUGHN CHAPMAN
Traditional Program
LARRY MYATT
Farway Program

December 16, 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, Mass.

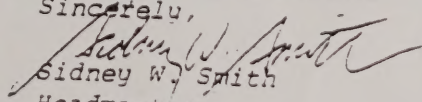
Dear Mr. Coyle,

Several months ago, I was contacted by John McGonagle of Brigham and Women's Hospital, with regards to the hospitals' proposed construction of a replacement research facility at 221 Longwood Avenue.

I expressed to Mr. McGonagle that I had no objections to this project, assuming that there would be no significant impact to our school bus routes which run in front of this building. I have received assurance from Mr. McGonagle that we will not experience dissatisfaction in our bus service.

Therefore, English High School does not object to this project.

Sincerely,


Sidney W. Smith
Headmaster

Harvard Medical School



25 Shattuck Street
Boston, Massachusetts 02115
(617) 732-1942

Robert Saltonstall, Jr.
Associate Dean for
Medical School Operations

December 13, 1988

Mr. Nicholas J. Johnson
Vice President, Administrative Services
Brigham and Women's Hospital
75 Francis Street
Boston, MA 02115

Dear Nick,

We have reviewed your plans for the Longwood Medical Research Center and support its construction and the program which will occupy it. We expect to cooperate with you to minimize disruption during construction to all abutters such as ourselves. This building will be a valuable addition to the Longwood Medical Area.

Sincerely yours,

Robert Saltonstall, Jr.
Associate Dean for
Medical School Operations

RS:js

7.63

cc: Mr. Paul McCann
Executive Assistant to Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Ann Schwind
Harvard Medical School

MEDICAL AREA SERVICE CORPORATION

December 16, 1988

Mr. Nicholas Johnson
Vice President
Brigham and Women's Hospital
75 Francis Street
Boston, MA 02115

Dear Nick:

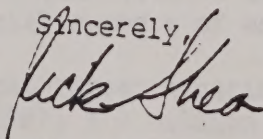
RE: BRIGHAM AND WOMEN'S HOSPITAL
LONGWOOD MEDICAL RESEARCH CENTER

I am writing in support of the Brigham and Women's Hospital's Longwood Medical Research Center (LMRC). As coordinators of area planning and development for the Longwood Medical Area, we have reviewed the project plans and find them to be consistent with master and transportation plans for the area.

MASCO has held two community review meetings on the project, both in November. As evidenced by the summaries, no community or institutional opposition to the Brigham's LMRC project was expressed at the meetings. The first meeting, on November 3rd, was co-sponsored with the Mayor's Office of Neighborhood Services, notice of which was mailed to over 200 community and institutional representatives. The November 8th meeting was held for institutional planners and development coordinators. (Meeting notices, mailing lists, attendance sheets, and summaries are enclosed for your use.)

I believe the addition will complement its architectural surroundings, and will provide much needed research space for the hospital to continue its local and national reputation as a leader in medical research.

Sincerely,



Richard M. Shea, Jr.
Director, Area Planning
and Development

RMS/smp
r4:stl215

Enclosures

cc: Paul McCann, BRA

333 Longwood Avenue, Boston, Massachusetts 02115 617-732-2310 FAX 617-732-2759

MEMBER INSTITUTIONS • Boston's Beth Israel Hospital • Brigham and Women's Hospital • The Children's Hospital • Dana-Farber Cancer Institute • Emmanuel College • Harvard University Medical School • Harvard University School of Dental Medicine • Harvard University School of Public Health • Joslin Diabetes Center • Massachusetts College of Pharmacy and Allied Health Sciences • New England Deaconess Hospital • Simmons College • Temple Israel • Wheelock College • Winsor School

MEDICAL AREA SERVICE CORPORATION

SUMMARY OF COMMUNITY MEETING
BRIGHAM AND WOMEN'S HOSPITAL (BWH)
MASTER PLAN AND PROPOSED RESEARCH BUILDING
NOVEMBER 3, 1988

The purpose of the meeting was for invited community and institutional neighbors to hear a presentation by Brigham and Women's Hospital staff and consultants on the hospital's master plan and its plan for a new research building on Longwood Avenue.

The meeting was held at the Massachusetts College of Art's Huntington Avenue campus. An attendance list is attached.

Ed Burke, Mayor's Office of Neighborhood Services (MONS), and Larry Koff, Boston Redevelopment Authority (BRA), announced that the meeting was an informal hearing and a chance for neighbors to hear of the hospital's plans and discuss issues of concern such as traffic, housing, or other topics.

Nick Johnson, BWH Vice President, introduced the project team. Jim Wiczai, the hospital's Executive Vice President, described the mission of the hospital. He said BWH was rated as one of the top four or five hospitals in the USA. Based on surveys of patient satisfaction, 99% would recommend care at BWH to friends or relatives in need of medical care. The hospital has worked very hard to work constructively and cooperatively with neighbors. Although hospital planning is difficult because the world is changing so fast, Wiczai said the BWH master plan represents a way to share with neighbors their 15-year plan for the hospital.

BWH has adopted a "grow-in-place" strategy which is sensitive to the neighborhood and surrounding campuses. The intention, Wiczai said, is to make life in the shadow of a big institution as positive as possible. BWH employs 2,760 Boston residents. The hospital is committed to local job training and development, and employs substantial numbers of entry-level workers.

The hospital is a leader in medical research nationally--approximately \$40 million in 1987; \$60 million in 1987; \$70 million in 1988. Some of the kinds of research planned to occur in the proposed building include a just-announced \$7 million grant to study Alzheimer's Disease, research into the causes of MS, and a nationally recognized program of neo-natal research.

Rick Kobus, architect of Tsoi/Kobus, used a series of site plans to explain the hospital's master plan. (Copies of the plan were given to those attending.) Kobus said the plan was an update of the 1983 master plan which called for separate zones for the hospital campus: inpatient activity at the "tower" end of the campus, ambulatory care at the center, and research and administration at the eastern end.

333 Longwood Avenue, Boston, Massachusetts 02115 617-732-2310 FAX: 617-732-2759

NEVADA: NORTON COS. • Boston's Beth Israel Hospital • Brigham and Women's Hospital • The Children's Hospital • Dana-Farber Cancer Institute • Emory College • Harvard University Medical School • Harvard University School of Dental Medicine • Harvard University School of Public Health • Joslin Diabetes Center • Massachusetts College of Podiatric Podiatric and Health Sciences • New England Deaconess Hospital • St. Vincent's Hospital • Tufts University • Wake Forest College • Windsor School

MEDICAL AREA SERVICE CORPORATION

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Between 1990 and 1995 the master plan calls for: the completion of the tower lobby; conversion of 25,000 SF of space not suitable for research to ambulatory activity; restoration of the so-called Brigham Green area in front of the old Peter Bent Brigham by improving the landscaping and necking down the entrance to limit traffic flow; and construction of Academic I, a 178,500 SF (FAR) complex for research, faculty offices, and conference space.

From 1995 on, the plan calls for replacement of faculty offices in the Coolidge and A buildings, construction of new clinical support facilities, and replacement of the Tackaberry Building and amphitheater.

Kobus said the hospital's main campus' existing square footage is 1,170,000 for an FAR of 3.2. The built space through 1995 is projected at 1,299,000 SF and 1,350,000 SF beyond 1995 for an FAR of 3.7. To accommodate this growth, approximately 210,000 SF (FAR) of obsolete and deteriorating facilities will be demolished.

The proposed Longwood Medical Research Center (LMRC) will be built on part of the site on Longwood Avenue formerly occupied by the Lying-In Division of the Boston Hospital for Women. The wood-framed East Wing (formerly a residence hall) will be demolished and replaced by a 98,800 SF (FAR) building. Other buildings on the site will remain. The low floor-loading capacity and low floor-to-ceiling heights make this east wing unuseable for modern research. The construction of the LMRC will raise the FAR at the Longwood Avenue site from 2.34 to 2.92. The new building will be designed to complement the remaining structures' design and massing. The surface treatment will be similar buff-colored brick.

Kobus concluded his remarks by referencing conclusions of the master plan, which identified several long-term needs of the hospital: affordable employee housing, day care facilities, educational and training facilities, and incubator sites for commercial research applications. The Hospital participates in the adopt-a-school program and has an ongoing relationship with Boston English for job training programs.

LMRC Project Manager Ed Shamon; described the likely traffic impacts of the project. The shortfall of parking spaces due to new employees will be met by having employees park at the MCA lot on Huntington Avenue. Peak-hour impacts of the project are minimal. The hospital has agreed to do a hospital-wide parking study as a component of its master plan.

The schedule calls for demolition this winter and a two-year construction schedule.

MEDICAL AREA SERVICE CORPORATION

-3-

Discussion Topics

Amanda Lugner asked why more of the building was not below grade. Kobus and Wiczai said wet soil conditions made extensive below grade construction impossible.

Ed Burke asked if BWH would consider satellite clinics to serve patients outside the congested LMA. Wiczai said that BWH has discussed possible joint ventures, (an example is the Juvenile Arthritis program), but the hospital strategy is to strengthen existing programs rather than to create new freestanding ones. ~~The existing Brookside and JP health centers affiliated with the hospital are the fastest growing ambulatory activities in the hospital.~~

A resident asked what plans the hospital had for ~~child care~~ or affordable housing (both mentioned earlier as long term concerns). Nick Johnson and Jim Wiczai said the hospital was beginning to investigate some options in this area. Rick Shea said BWH already participates, through MASCO, in the Longwood Medical Area Child Care Center, and will also be participating in the new center slated for the Temple Israel site. Through MASCO, BWH also is participating in a Massachusetts Housing Partnership Program co-sponsored by the Fenway Community Development Corporation to evaluate employee housing needs in the LMA.

Wiczai said that the hospital recognizes the importance of child care and has formed a high level task force to determine the best way to assist its employees. They are not proposing to do it on-site. The task force is evaluating a ~~flexible benefits~~ program, or pre-tax program which would assist employees in paying for child care near their homes. Burke said child care is a good idea, but that it generates a lot of traffic.

Transportation Issues

Marie Fabiano asked if the research project had a BRA date or ZBA date. Koff said not yet. Marie stated her concerns about Longwood traffic, particularly about illegal parking by Blackfan Street. She acknowledged that the problem, (which was discussed at a recent Children's Hospital project meeting), was as an enforcement problem...one that would be taken up with the City when the Boston Transportation Department begins its formal review process for the completed area-wide LMA Transportation Study. ~~Joel Freilich~~ traffic engineer from Vanasse Hangen Brustlin, indicated that replacing on-street parking with off-street parking is a key recommendation of this area-wide study.

Burke suggested the hospital implement an MBTA pass program similar to other institutions in the area. Alan Shoolman suggested that employers should request their legislators initiate action to remove the tax penalty that applies for MBTA passes over \$15.

MEDICAL AREA SERVICE CORPORATION

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Linkage

Pat McDermott asked if this project would pay linkage. It was pointed out that the project was below the 100,000 SF threshold, but McDermott asked if the linkage formula could be applied against the cumulative building program of the hospital. Jim Wiczai said the hospital was willing to negotiate that with the City.

Off-Site Development

Johnson was asked about BWH's possible off-site interests. ~~He said Parcel 18 may be of interest to the hospital for a recruitment center, job-training program, or incubator research/development space, but the hospital would need to hear more about the timetable and specifics of development at that site.~~

Francis Street Signalizations

At meeting's end, a resident asked about the possibility of installing a traffic light at Francis and St. Albans. Rob Tassinari (MASCO) indicated that the Francis/Vining intersection had been studied and the City Transportation Department had ruled the intersection did not merit signalization. Because of community concerns about the intersection, Dick Garver suggested that Ed Burke contact the BTD to review this issue. Burke also asked about the provisions for the parking of LMRC construction workers. Shamon said that issue had been resolved in the construction management plan.

Safety of Research

In response to a questions about potential hazards due to research, Jim Wiczai said that there were no health risks to the neighborhood and that the type of research planned for the site was consistent with other research in the Longwood Medical Area.

The meeting adjourned at 9:30PM.

/smp
s4:sumcorb

D & W. Maslov van

11/3/80

PLEASE PRINT

NAME

ADDRESS (and zip)

PHONE

Amanda Luynes	11 New W. Pitney St APT 804	277-8920
RICK SHEA - MASLO	233 LONGWOOD AVE	732-2715
STEVE SCHRAM - PAYETTE	40 ISABELLA ST.	423-0070
ROB TASSIARI - MASLO	333 LONGWOOD AVE	732-2778
(DICK) HAMILTON MASLO	333 LONGWOOD AVE.	732-2776
Joel Freilich Vanasse Hanger Brewster	460 Birmingham Pkwy	783-7000
Kus Venberg	56 LENWOOD ST	655-7614
Nicholas J Johnson	75 Francis St Boston	732-5566
FRANK N. P. H. H. H.	1 W. North St	232-244
DAVID WELCH	1575 Tremont St. APT 403	277-3550
NORM WEISBERG	Hill	732-0437
JEFF CASEY	205 RETEXE AVE	864 6668
SIM DONOVAN	35 PONDVIEW AVE JP.	522-042
Alvin Silberman	205 Commonwealth Ave Boston	732-7327
GERALD FLAHERTY	SEN. ROYAL L. BOLLING RM. 413F STATE HOUSE	722-K77
John Kavanagh	W. 413F STATE HOUSE DANVERS, MASS	774-1057
Rita Kavanagh	Boston - Fenway District 27th Ward	262-0060
Mitch Hiltner	178 Hillside St	232-7278
Rev. F. SULLIVAN C.S.S.R.	Mission Church - Roxbury	445-2000
TOM HUFFSMITH	North College Planning	330-8038
BOBIE FICKEL	CHILDREN'S HOSPITAL	735-7671
Mary Moreau	97 St. Stephen St - Fenway Clinic	437-7383
Karen Fickel	Neighborhood Planning Bureau	4-10-10
Robert Fickel	Red Bank	732-1010
ROCK KOBUS	50 CHURCH ST	491-3067

NAME

ADDRESS (and zip)

PHONG

	ADDRESS (and zip)	PHONE
Kella Fargnoli	17 WINGBOW RD BOSTON MA 02115	
Patricia Fargnoli	440 Cambridge St Boston MA 02115	
Bob V. Mote	Fenway CDC 58 Esplanade Boston MA 02115	
CHRIS GUERRERO	44 BELLE AVE BOSTON MA 02128	
Dick Garver	ERN, Boston City Hall	
Theresa Parks	18 FRANKLIN ST BOSTON MA 02115	
Rosemary Quinn	34 FRANKLIN ST BOSTON MA 02115	
JIM WICZAI	BWH	
MARIE FABIANO	698 HUNTINGTON AVE BOSTON MA 02115	734-5937



ROXBURY TENANTS OF HARVARD ASSOC.

Robert & Theresa P.
Community Building

MISSION PARK

December 14, 1988

Mr. James L. Wiczai
Brigham & Women's Hospital
75 Francis Street
Boston, Massachusetts 02115

Dear Mr. Wiczai:

I am writing on behalf of the Roxbury Tenants of Harvard Association regarding the plans by Brigham and Women's Hospital to develop the Longwood Medical Research Center at the facility which formerly was the Boston Lying-In Hospital.

Our organization has no objections to this development. We have, since 1969, encouraged the medical institutions in the Longwood Medical area to limit expansion to sites within their current boundaries. We can foresee no direct adverse impact on the residential community from this project.

We ask that you will keep us informed concerning the progress of this development. We, of course, are particularly interested in any traffic studies related to the LMRC.

Please contact me at 232-4306, if you require any further information about our position on this matter.

Sincerely yours,

Robert S. Parks
Executive Director

RSP/br



BRIGHAM
AND
WOMEN'S
HOSPITAL

75 Francis Street
Boston, Massachusetts 02115

Phone:

March 6, 1989

Mr. Lawrence Koff
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Brigham and Women's Hospital
Longwood Medical Research Center (LMRC)
Preparation for BRA Board Meeting - March 9, 1989

Dear Larry:

During the past year we have met many times regarding our LMRC proposal. I appreciate the constructive comments you and other members of the BRA staff have provided. I believe we have responded positively to all issues so that at this point a positive recommendation can be made to the BRA Director and Board members. To assist you in formulating your recommendation we have summarized below some of the issues we finalized most recently with you.

1. Certification of Building F.A.R. SF

On February 17, 1989 we submitted a certification to you from Thomas McNicholas, Commissioner, Inspectional Services Department, dated February 16, 1989. That document certified that the gross floor area for the purposes of F.A.R. calculation is 99,659 SF. I believe that this closes this particular issue.

2. Schematic Design Approval

We met with Robert Kroin on February 10 and 15 in regard to the Schematic Design Approvals for the Longwood Medical Research Center. Tsoi/Kobus & Associates has responded to Mr. Kroin's comments in the form of a revised Schematic Design Submission dated February 28, 1989. Accompanying these drawings was a letter dated February 27, 1989 detailing specific discussion with Mr. Kroin and agreements about those elements of the design which were to be reviewed further during the design development phases of the project. We believe that this responds appropriately to Mr. Kroin's concerns with regard to design issues.



A Teaching Affiliate of Harvard Medical School

3. Massachusetts College of Pharmacy Letter/Neighborhood Support

As you know, we have received and transmitted to you a letter from the Massachusetts College of Pharmacy regarding their statement of non-objection with regard to our project. We have today executed an agreement with regard to our mutual interest in each other's projects. We have attached a copy for your information. Support letters from our neighbors, representatives and citizens as well as public meeting minutes have also been previously supplied.

4. Resident Construction Program

Brigham and Women's Hospital has supported the resident construction program on all large-scale construction projects at the campus in the past. We will do the same for the Longwood Medical Research Center.

5. Landmarks Commission

We understood that the BRA was going to get a revised letter from Judy McDonough based on her review of the drawings and models prepared by Tsoi/Kobus & Associates. We have tried to contact Ms. McDonough over the past couple of weeks finding that she has been either unavailable or out of the office. It has been our understanding that she found the model and drawings to be appropriate and that she deferred to Robert Kroin with regard to design of the courtyard. As you know, we have been working actively with Bob to develop the courtyard and building massing as it relates to the courtyard. We believe that this issue is under control. As you know, the site is not listed on the state register of historic places and has been reviewed by the staff of the Boston Landmarks Commission as stated in the October 5, 1988 letter from Judith McDonough to Larry Koff. Of course, we will be complying with the revised historic impact review law, which applies to LMRC as a result of the several state permits required.

6. Public Benefits

Brigham and Women's Hospital has responded to the BRA's request for clarification on public benefits in its resubmission of the Master Plan. We understand that this description was acceptable to the BRA.

7. PILOT

Nick Johnson met with Donna Perry on February 18, 1989 to discuss PILOT issues. A letter is being submitted today, March 6th (copy enclosed) to Ms. Perry documenting the meeting and issues discussed. This letter confirms BWH's position at the PILOT meeting, that the LMRC will have no commercial, for - profit, research activity and NIH will not reimburse for PILOT expenditures.

8. Linkage Payments

Brigham and Women's Hospital agrees that in the context and review of the Master Plan a mechanism will be established whereby the square footage of the LMRC may be included in the calculation of the linkage obligation of future projects in the Hospital's Approved Master Plan.

9. Hazardous Waste

At this time, the specific users have not been identified for the project. However, as we've stated repeatedly the research intended for the building is comparable to existing research in the Thorn Building and in other research laboratories within the Longwood Medical Area. We do not envision any new or different forms of research which might generate hazardous wastes other than those already experienced, licensed and dealt with properly by institutions in the area. All waste will be handled, transported, and disposed of under applicable federal, state and city ordinances or regulations.

10. Housing

Dick Garver had solicited Brigham and Women's Hospital's interest in participating in housing ventures within the City of Boston. The intent would be to provide affordable housing for Brigham's medical staff. Brigham and Women's Hospital is interested in pursuing such options, however we believe it was agreed that no specific statements would be made with respect to this issue without a clear understanding of the options available. We understood that Dick Garver was going to send us information on various properties and options in the City. We have not yet received this information. We believe that this issue should not be tied to Longwood Medical Research Center approvals. As you know, we expect to be reviewing the Institutional Master Plan for approval with you. Further discussions about housing can be undertaken in this context.

11. Developer's Proforma

This item has been discussed on several occasions with you, Dick Garver and Bill Whitney. We have reviewed the requested proforma information. We feel that it is more applicable to private development projects. It does not relate to non-profit oriented projects. For this reason, we have not submitted it. We understood that there was agreement with Mr. Whitney around this issue.

12. Traffic Department/Transportation Access Plan

We submitted to you on August 1, 1988 the Transportation Access Plan for the IMRC. We expect to submit to you the Transportation Access Plan for the Institutional Master Plan by March 16th.

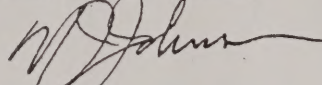
13. Rodent Control

Tsoi/Kobus & Associates has submitted separately its specification for rodent control with regard to the IMRC Project. We require this specification as a standard for all construction projects at Brigham and Women's Hospital. We have found that it has been successful in the sense that we have never had complaints or problems associated with rodent migration as a result of construction projects. Construction on projects such as Ambulatory II, the Thorn Building and a wide variety of renovations throughout the Hospital have been undertaken successfully without any problems.

Mr. Koff
Page 5
March 6, 1989

I believe that this addresses all of the remaining issues. We're prepared to work actively with you in order to assure that there is a successful presentation and approval for the project at the ERA Board Meeting on March 9, 1989. Please let me know if we can help further.

Very truly yours,



Nicholas J. Johnson
Vice President
Administrative Services

NUJ/ab

cc: L. James Wiczai
Edward Shamon
Stephen Coyle
Paul McCann
William Whitney
~~Richard~~ Garver
Robert Kroin
Michael O'Connell
Richard Kobus
Gerald Cavanaugh
John Kavanagh, III

Enclosures:

N/BRAEM



BRIGHAM
AND
WOMEN'S
HOSPITAL

75 Francis Street
Boston, Massachusetts 02115

Phone:

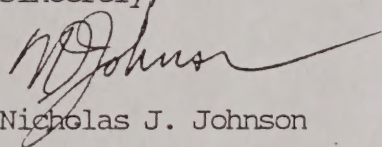
March 9, 1989

Mr. Lawrence Koff
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Larry:

As requested enclosed is a copy of the Boston Residents Construction Employment Plan for the Hospital's proposed Longwood Medical Research Center. Please notify me after you review this plan and we will proceed accordingly.

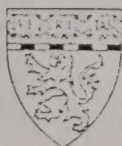
Sincerely,



Nicholas J. Johnson

NJJ/ab

cc: Stephen Coyle
Richard Garver
Gerald Cavanaugh
L. James Wiczai
Edward Shamon
Michael O'Connell
John Kavanagh, III
Richard Kobus



A Teaching Affiliate of Harvard Medical School

